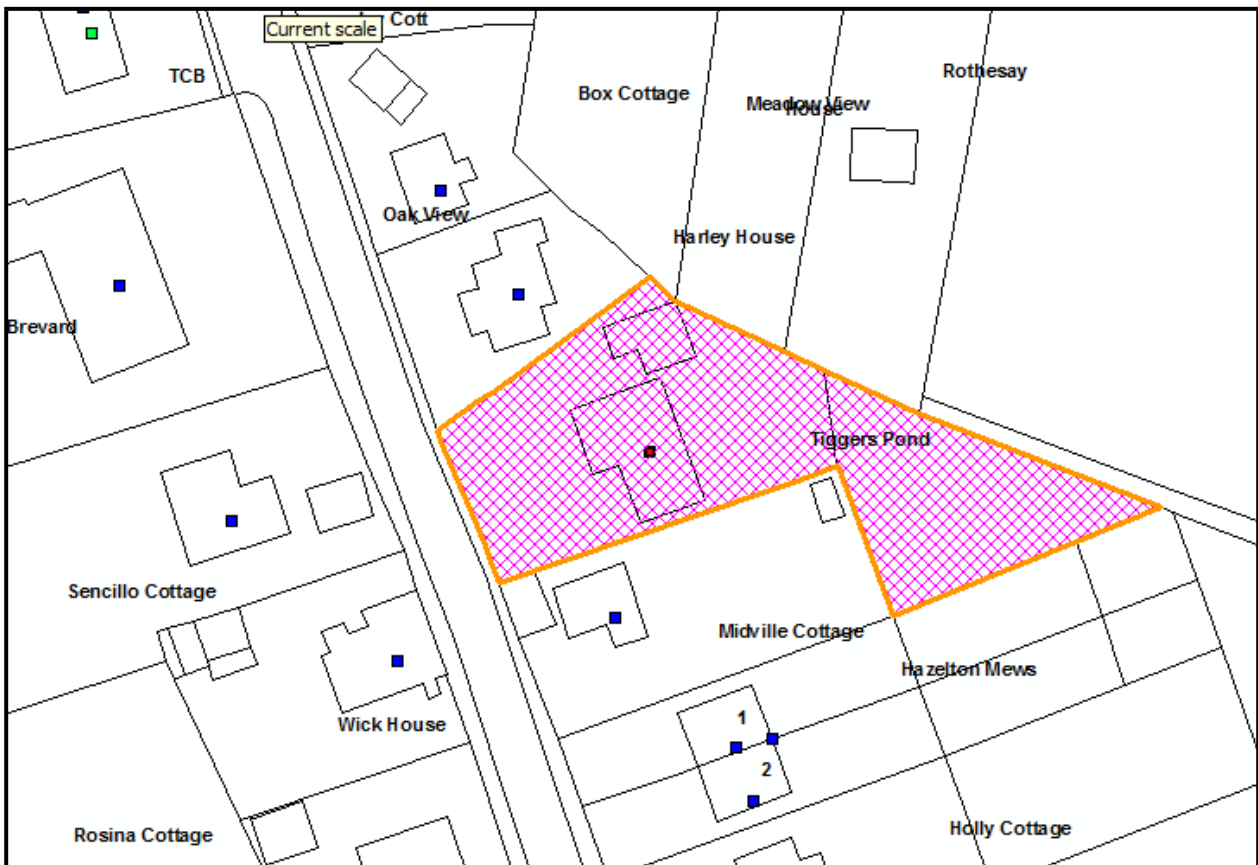


WINCHESTER CITY COUNCIL
PLANNING COMMITTEE

Case No: 18/01839/HOU
Proposal Description: Proposed ground floor extension and proposed first floor extension over existing bungalow.
Address: Tiggers Pond Church Road Newtown Fareham Hampshire
Parish, or Ward if within Winchester City: Soberton
Applicants Name: Mr Ben Pearce
Case Officer: Nicola Clayton
Date Valid: 30 July 2018

Recommendation: Application Permitted



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General Comments

Link to Planning Documents : <https://planningapps.winchester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=PCQ27/BP0RI00>

The application is reported to Committee due to the number of comments submitted contrary to the Officer's recommendation.

Site Description

Tigger's Pond is a three bedroom bungalow constructed in the 1980s located on Church Road, situated in the village of Newtown. The dwelling is sited on a large plot of land with additional agricultural land being added into the residential curtilage via a change of use application in 2015. Properties in the surrounding area comprise a mix of design, size and style. The proposal falls within land designated as countryside as defined in the Local Plan.

Proposal

It is proposed that the bungalow be altered and extended to create a two-storey dwelling house incorporating a flat roof single storey extension to the rear of the property.

Relevant Planning History

15/01173/FUL- Change of use of agricultural land into individual residential curtilage was granted in September 2015 by the planning committee.

16/02284/HOU Rear single storey extension was granted in November 2016.

Consultations

None.

Representations:

Parish Council

- No comments have been received at the time of writing this committee report.

8 letters received objecting to the application for the following reasons:

- loss of light
- overbearing appearance
- the cladding is out of keeping
- drainage
- risk of flooding
- overdevelopment
- increased traffic during the construction of development

1 letters of support received.

- By reducing the paved area in the garden and creating more green space it will fit in with the village environment.

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Relevant Planning Policy:

Winchester District Local Plan

DM3 Small dwellings in the countryside

DM15 Local Distinctiveness

DM16 Site design criteria

DM23 Rural Character

National Planning Policy Guidance/Statements:

National Planning Policy Framework (2018)

Supplementary Planning Guidance

High Quality Places Supplementary Planning Document

Soberton and Newtown Village Design Statement

Planning Considerations

Principle of development

The proposal falls within land designated as countryside as defined in the Local Plan. As the existing gross external floor space is over 120sqm the dwelling is not considered as a small dwelling in the countryside as defined by policy and therefore the proposal is acceptable in principle provided it accords with all other relevant planning policy.

Design/layout

The proposal involves a first floor extension over the existing dwelling incorporating dormer windows and a single storey rear extension to create a larger four bedroom family home.

The surrounding area has no distinctive local character and as commented in the Village Design Statement does not 'exhibit a consistent pattern of scale, design, plot ratio or finish. The use of local materials is apparent in many of the older dwellings and farm buildings in the area, but later construction reflects widespread use of contemporary materials and components.'

The Village Design Statement guidelines for alterations to existing buildings are to ensure the original building is still recognisable in its original format and that alterations and extensions are subservient to the original building reflecting existing features and characteristics.

The applicant proposes to retain the existing redbrick on the ground floor and utilise black Cedral cladding on the extensions. The black cladding respects and complements the character, texture and colour of the existing red brick and brown fenestration on the existing 1980s bungalow. The cladding is a low maintenance rot free alternative to traditional timber weather boarding with the visual appeal of natural timber.

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High Quality Spaces SPD comments that 'the external finishing materials and detailing are very important and these should be high quality and take account of the context of the site.'

It is considered that the first floor extension would not overwhelm the plot frontage (partially screened by mature conifer trees) or be out of character with adjacent properties. The use of the black cladding at first floor levels compliments the red brick ground floor element and is considered to provide an appropriate external appearance for the enlarged dwelling that is in keeping with the surrounding area.

Impact on neighbouring amenity

Midville cottage is the neighbouring property to the south and Harley House to the north. The properties are staggered along the lane and mature hedging forms the boundaries. Both these properties share a boundary with Tigger's Pond. The proposed first floor extension would not be any closer to the shared boundaries and it is not considered that the extension would cause any significant loss of light or outlook to the occupiers of these dwellings. Furthermore, no windows are proposed on the side elevations preventing any loss of privacy from overlooking. Restrictive conditions are proposed in order to prevent further window openings in the side elevations normally allowed under permitted development.

The properties on the North Eastern boundary, to the rear of the dwelling namely Meadow View House and Rothesay have a gap of over 40m between them and the proposal. Due to this separation distance and the benefit of mature vegetation and fencing there will be no significant impact on the residential amenities of these properties.

Other Matters

Many former drains and ditches in the surrounding area have been filled in due to the surfacing of roads and driveways. Whilst it can be argued that drainage improvements are required in the area, it would not be reasonable and/or relevant to the development permitted to impose a planning condition. This is in accordance with advice Paragraph 206 of the National Planning Policy Framework.

The issue of traffic generation during construction of the development is noted but is not considered a matter that would otherwise lead to the refusal of an otherwise acceptable scheme. However, an informative requiring the applicant to be respectful to their neighbours and the environment when carrying out the development would be attached to the decision notice asking the applicant to consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads.

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Recommendation

Application Permitted subject to the following condition(s):

Conditions

01 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

01 Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

02 The development hereby approved shall be constructed in accordance with the following plans: P/02 A; P/04B; P/06; BP/P/07A

02 Reason: In the interests of proper planning and for the avoidance of doubt.

03 The development hereby approved shall be finished in Black Wood Effect Marley Cedar Weatherboard unless otherwise approved in writing by the Local Planning Authority.

03 Reason: To ensure a satisfactory visual relationship between the new development and the existing.

04 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any order revoking and re-enacting that order, with or without modification), no windows other than those expressly authorised by this permission shall, at any time, be constructed in the side elevations (north and south) of the extension hereby permitted.

Reason: In order to protect residential amenity.

Informatives:

1. In accordance paragraph 38 of the NPPF (July 2018) , Winchester City Council (WCC) take a positive and proactive approach to development proposals, working with applicants and agents to achieve the best solution. To this end WCC:

- offer a pre-application advice service and,
- update applicants/agents of any issues that may arise in the processing of their application, where possible suggesting alternative solutions.

2. In this instance a site meeting was carried out with the applicant.

The Local Planning Authority has taken account of the following development plan policies and proposals:

The Local Plan Part 2 (2017): DM16, DM17

3. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development

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Plan set out above, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

4. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays.

Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

5. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

For further advice, please refer to the Construction Code of Practice

<http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

6. Please be advised that Building Regulations may be required for this development. Please contact WCC Building Control Department for more information (T: 01962 848176, E: buildingcontrol@winchester.gov.uk)